

Statement of Justification for Special Exception
 Open Space Reduction - Green property
 Pin # 6031-14-6213

SEP 23 2003

Dear members of the Planning Commission and Staff,

Before listing the justification statements I would like to tell you about my request and also provide you with important background information.

I Request:

I am requesting a reduction of open space from 85% to 71 or 73.7% on a 36.2412 acre parcel in Warburton in order to do the following:

- 1) Add 1.2[±] acres to existing lot 1 (1.000 acre)
 To make it 2.2[±] acres
- 2) Add 2.9[±] acres to existing Lot 2 (3.4084 acres)
 to make it 6.3084 acres.
- 3) Create a 3rd lot of 1-2 acres.
- 4) Leave a 4th - residue lot of 26.7328 acres
 with a 3rd lot of 1 acre (73.7% open space)
 or leave a residue lot of 25.7328 acres.
 If the 2 acre 3rd lot is permitted
 (71% open space).

II Background:

I purchased the entire parcel (36.2412 acres) in late, 2000. In 2001 lot 1 (1.000 acre)

and lot 2 (3.4084 acres) were administratively subdivided leaving a residue of 31.8328 acres. The parcel is surrounded by Rt. 724, Rt 55, and the Rail Road tracks. It has been a parcel of record for many decades so 4 by right lots are allowed.

III Statement of Justification:

Reason # 1 I would like to Bowdry Adjust 2.95[±] ac to the 3.4084 acres lot and Bowdry Adjust 1.2[±] ac to the 1.0000 ac lot. Both of these lots were sold to foreign residents, at a moderate price, who subsequently built ^{homes} houses in them. These 2 Bowdry Adjustments would protect and maintain the beauty, integrity and privacy of the 2 existing owner occupied lots because due to the topography (rolling hills) a 3rd lot of 1-2 acres with a new house would not be visible at all to lot 1 and barely, if at all, to lot 2.

Reason # 2 lot 3 (to be created with 1-2 acres) will be made available to Habitat for Humanity. A local church plans to build a Habitat house in the Oaklawn Home, or ~~Memoriam~~ ^{Memoriam} area — and hopefully other local churches/groups will join in this effort. This would be an excellent place for a Habitat home because it is very

accessible and would not require much site work, e.g. a long road or extensive grading. The neighbors are comfortable with this project.

Reason # 3

This is the common sense approach for the division of the property. If the small boundary adjustments are not done, then the residue will have a very odd and impractical configuration.

Reason # 4

The 3 lots will all be clustered on the East end of the 36 acre parcel which is certainly the stated intent and wish of Fauquier County. There will also be room (a good site) for a 4th clustered house on the East end if one is ever built (I want to keep the residue and have no plans to build on it any time soon).

Reason # 5

None of these lots have to cross Goose Creeke so there are no environmental issues regarding access.

Reason # 6.

The 3rd lot will not be noticeable to highway travelers on Rt. 55 or I-66. It will not be seen at all by nearby neighbors.